

Westin Park Subdivision

2025 Property Owners Association (POA) Newsletter

Hello, Westin Park Neighbors – Welcome to 2025! We hope this year will be the best yet for our neighborhood. Your POA Board members are dedicated to keeping our neighborhood sightly and functional. To achieve this—and keep our property values as high as possible, we need everyone’s cooperation in following the bylaws and covenants and ensuring our personal properties are diligently maintained and kept visually attractive.

🏠 STAY CONNECTED 🏠

- **Website:** www.westinpark.com – For bylaws, covenants and restrictions, newsletter, periodic updates and announcements, pool hours, photos, POA Board members and contact information, etc.
- **Email:** westinparkpoaevents@gmail.com – For direct, timely communications regarding POA events and affairs.
- **Facebook:** [Westin Park POA](#) – For pressing information such as lost and found, immediate concerns of residents, reminders, social events, and announcements (e.g., event changes or unexpected pool closings).
- **Nextdoor App:** [Westin Park Conway](#) – Although the POA Board rarely uses this platform to engage directly with our subdivision, some residents enjoy the kind of connection this social app offers.

🏠 2025 ACTIVITIES and DATES 🏠

The activities noted below do *not* include social events that may be hosted throughout the year. Those events will be posted on our social media platforms and communicated via our POA events email, so we encourage you to subscribe to one of those and provide your email us (see *Stay Connected* flyer). Additionally, attending a POA Board meeting is another great way to share ideas for events, volunteer your support, and provide feedback on community matters.

- **Monthly POA Board Meetings – 2nd Tuesday of Each Month @6:30 p.m.:** The purpose of these meetings is to conduct POA business. All residents are welcome and encouraged to attend! PLEASE STRONGLY CONSIDER GETTING INVOLVED. Meetings take place at either the pool house or, in inclement weather, at Lisa Zinser’s home (4855 Westin Park Dr). You may want to serve on the Board or simply help with a project or social event to benefit our subdivision. With responsibilities split among more people, we will be able to better manage our beautiful neighborhood and get more accomplished. **Planned 2025 meeting dates:**

February 11	March 11	April 8	May 13	June 10	July 8
August 12	September 9	October 14	November 11	December (N/A)	January 13 (2026)

Some goals for this year include: A pavilion and/or shade at the playground, a subdivision sign at Padgett/April entrance, fitness and movies in the park, bicycle parades, talent shows, yard of the month, and best holiday display. Many of such things will not be possible unless we have support from residents to coordinate/run/vote on them.

- **Swimming Pool Opens – Saturday, May 24 @10:00 a.m.:** Your 2025 pool pass must be presented to a lifeguard when entering the pool gate, and two guests are allowed per pass (unless special permission is given by a lifeguard or Board member). Under age 12 must be accompanied by an adult. The pool may be reserved for private parties outside normal operating hours for a \$20 fee; additionally, lifeguards are to be paid \$15 per hour at the end of the party. Reservation forms are available at the pool as well as on the website. The pool will close for the season on September 1. **Regular pool hours are:**

- Monday through Thursday: 10:00 a.m. to 8:00 p.m.
- Friday and Saturday: 10:00 a.m. to 7:00 p.m.
- Sunday: 1:00 p.m. to 6:00 p.m.

- **Annual Business Meeting – Saturday, May 24 @11:00 a.m.:** Join us for the annual POA business meeting at the pool house to elect Board members for the new year and discuss ideas to improve our neighborhood. As usual, bring questions, concerns, compliments, etc., and lawn chairs. If your POA dues are paid in full, you can receive your pool pass for the 2025 swim season and vote in the election. (Note: *An alternate location will designated and disclosed via email and on our social media platforms in the event of inclement weather.*)

- **Biannual Neighborhood Yard Sales – Friday and Saturday, June 6 & 7 and October 3 & 4, 7:00 a.m. to 12 p.m.:** Get rid of old stuff and find new treasures! Signs will be posted at subdivision entrances, and an ad will be placed in the newspaper. Please post additional signs in your yard and around town as you wish. For questions, contact Judy Corcoran at 501-733-9407.
- **Annual Family Fun Day – Saturday, September 6 @10:00 a.m.:** Join us at the park/pool/playground for a special fun-fueled day of food, karaoke/live music, bounce houses, swimming, shaved ice, lawn games, and more!

🏡 RISING CONCERNS 🏡

Over the last several years, we have been contacted by multiple residents about a number of issues, including vehicles parked on lawns, tall grass during summer (Conway code), unsafe/illegal golf cart usage by underaged youths (see City Ordinance #O-10-97), broken mailboxes, dilapidated fencing, roofing materials (architectural), and storage buildings (bylaws/covenants), among others. While some are safety concerns or necessary for keeping our neighborhood pristine and property values high for all residents, we want to remind residents that several of these issues are regulated by City of Conway ordinances and/or Westin Park POA bylaws and covenants. Please ensure following bylaws/covenants and city ordinances/codes and contact us if you have questions concerning guidelines.

If every property owner in Westin Park maintains their property with this in mind, our neighborhood will continue to be a safe and beautiful place to live!

🏡 JANUARY 2025 BILLING FOR POA DUES 🏡

Annual dues of \$200 are billed every January and due by March 1. We are thankful for the many residents who pay their dues on time, allowing us to maintain and provide amenities that no other subdivision in Conway boasts. Any dues unpaid by March 1 will be considered delinquent, and a late charge of \$15 will be added to each additional invoice that has to be sent. Because of the resources that must be used to collect these dues, late charges will remain on the account until paid. If dues are still unpaid after three invoices, a lien will be filed on the property at the owners' expense (\$55).

Methods for Paying Dues. We accept payment by mail via check as well as direct payment by cash or check given to a POA Board member (*lifeguards will not be able to accept payments at the pool*). Also, as a convenience to our residents, we will accept annual dues payments through PayPal. After logging in to your PayPal account, click **SEND** and then enter the POA email address (payments@westinpark.com). Enter the amount due, including an additional \$8 for PayPal processing fee (e.g., if you owe \$200, pay \$208), and your lot number and address in the **NOTE** section.

Use of Dues. Below are some of our costs from 2024. This is not an exhaustive list but were our largest expenditures.

Lifeguard Payroll: \$10,671	B. Marshall (lawn maintenance): \$7,794	Faulkner Co. Pool Cleaning: \$5,132
Conway Corporation: \$3,781	State Farm Insurance: \$3,648	Faulkner Co. Tax Collector: \$3,014

Properties in arrears. For transparency, we post each such property in arrears with a lien. Below is the list from 2024.

Lot 42, Sara Bussell: \$585	Lot 83, Aaron Moeri: \$300	Lot 210, Christopher Biedenbender: \$300
Lot 214, Joshua Furgerson: \$300	Lot 241, Lisa Kay Wilson: \$300	Lot 238, Mickye Paxton-Carrington: \$300

🏡 WESTIN PARK BOARD MEMBER CONTACT 🏡

Please feel free to contact a Westin Park Board member with any questions or concerns throughout the year.

Lisa Zinser	President	501-472-3439	lisa.zinser@yahoo.com
Steve McGarrigle	Vice President	415-377-9182	steve.mcgarrigle@yahoo.com
Kitty Cone	Vice President	501-425-2840	kclaw002@gmail.com
Judy Corcoran	Secretary	501-733-9407	judyc@conwaycorp.net
Cheri Sisco	Treasurer	501-472-6406	westinparktreasurer@gmail.com